

040.0

0003

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

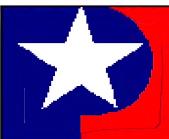
927,100 / 927,100

USE VALUE:

927,100 / 927,100

ASSESSED:

927,100 / 927,100


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
36		CORNELL ST, ARLINGTON

Legal Description							User Acct
							26652
							GIS Ref
							GIS Ref
							Insp Date
							11/08/18

## OWNERSHIP

Unit #:

Owner 1: STANITSAS PETER A &amp; BILL A/TR

Owner 2: 36 CORNELL STREET REALTY TR

Owner 3:

Street 1: 36 CORNELL STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: STANITSAS ANGELO/MARIA -

Owner 2: -

Street 1: 36 CORNELL STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2760 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type: 13 - Multi-Garden	Sty Ht: 2 - 2 Story	(Liv) Units: 2	Total: 2	Full Bath: 2	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:												
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	OthrFix:	Rating:	OTHER FEATURES	RESIDENTIAL GRID																				
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GRAY	View / Desir:	Kits: 2	Rating: Good	1st Res Grid	Desc: Line 1	# Units 1	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O						
				A Kits:	Rating:	Other																					
				Fpl:	Rating:	Upper																					
				WSFlue:	Rating:	Lvl 2																					
						Lvl 1																					
						Lower																					
						Totals	RMs: 11	BRs: 5	Baths: 2	HB																	
GENERAL INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN				SUB AREA				SUB AREA DETAIL							
Grade: C - Average	Year Blt: 1924	Eff Yr Blt:	Location:					Exterior:	No Unit	RMS	BRS	FL															
Alt LUC:		Alt %:	Total Units:					Interior:	1	6	3																
Jurisdct:		Fact: .	Floor:					Additions:	1	5	2																
Const Mod:								Kitchen:																			
Lump Sum Adj:								Baths:																			
INTERIOR INFORMATION				DEPRECIATION				PLUMBING				ELECTRIC				HEATING				GENERAL							
Avg Ht/FL: STD	Phys Cond: AG - Avg-Good	26. %	Functional:					Plumbing:																			
Prim Int Wal 2 - Plaster	Economic:	%	Special:					Electric:																			
Sec Int Wall:	Override:	%	Total:	26.4 %				Heating:																			
Partition: T - Typical								General:	2	11	5																
CALC SUMMARY				COMPARABLE SALES				NBHD INF				NBHD MOD				WtAv\$/SQ				AvRate:				Ind. Val			
Bsmnt Flr: 12 - Concrete	Basic \$ / SQ: 180.00		Size Adj.: 1.12554348	Rate	Parcel ID	Typ	Date	Adj \$ / SQ: 198.546																			
Subfloor:	Const Adj.: 0.98000199		Other Features: 107500					Other Features: 107500																			
Bsmnt Gar:	Adj \$ / SQ: 198.546		Grade Factor: 1.00					Grade Factor: 1.00																			
Electric: 3 - Typical	NBHD Inf: 1.00000000		NBHD Mod: 1.00					NBHD Mod: 1.00																			
Insulation: 2 - Typical	LUC Factor: 1.00		LUC Factor: 1.00					LUC Factor: 1.00																			
Int vs Ext: S	Adj Total: 649661		Juris. Factor: 1.00					Adj Total: 649661																			
Heat Fuel: 2 - Gas	Depreciation: 171511		Before Depr: 198.55					Depreciation: 171511																			
Heat Type: 5 - Steam	Final Total: 478200		Special Features: 0					Final Total: 478200																			
# Heat Sys: 2	Val/Su Net: 129.38		Val/Su SzAd: 216.58					Val/Su SzAd: 216.58																			
% Heated: 100	% AC:																										
Solar HW: NO	Central Vac: NO																										
% Com Wal	% Sprinkled																										
MOBILE HOME				Make:				Model:				Serial #				Year:				Color:							
SPEC FEATURES/YARD ITEMS																PARCEL ID 040.0-0003-0002.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
3	Garage	D	Y	1	18X18	A	AV	1924	22.72	T	40	104			4,400		4,400										
19	Patio	D	Y	1	11X11	F	FR	2000	4.81	T	19	104			500		500										
More: N	Total Yard Items:	4,900		Total Special Features:			Total:	4,900																			
																AssessPro Patriot Properties, Inc											
																											